

Department of Permits Approvals and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204
Baltimore County, Maryland

In the Matter of

Civil Citation No. 82604

Federal National Mortgage Association
P. O. Box 650043
Dallas Texas 75265-0043

160 Kingston Park Lane

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on January 19, 2011 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 35-2-404, 404(A)(1); 35-5-302, 302(b); 3-6-401, 402; Baltimore County Zoning Regulations (BCZR) section 101, 102.1, 1B01.1A, 1B01.1D, failure to cease use of property as a contractor's equipment storage yard; remove all railing, concrete block and brick, mixer etc., failure to repair/replace missing siding, failure to comply with Law Judge's ruling on residential property.

On December 17, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Christina Frink issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$600.00 (six hundred dollars).

The following persons appeared for the Hearing and testified: Daniel S. O'Conner, Esquire representing Mr. Frederick, Respondent and Christina Frink, Baltimore County Code Enforcement Officer.

Testimony and evidence offered at the hearing demonstrated that as of the date of the hearing before me, all of the debris on the property had been removed and the property was in compliance, except for some lids that were missing from some trash cans. Mr. Frederick, the occupant of the property stated that the house is currently in foreclosure and that Fannie Mae was the owner at this time. However, he intends to cure the default under the loan and bring the mortgage current. He does not want to lose the property and intends to keep it free from any further code violations. As a result, the requested fine shall be suspended on condition that the property remain in compliance in the future.

Having considered the testimony and evidence offered at the hearing;

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$600.00 (six hundred dollars).

IT IS FURTHER ORDERED that \$600.00 civil penalty be suspended.

IT IS FURTHER ORDERED that the \$600.00 fine shall be imposed if there is a subsequent finding against the Respondent for the same or similar violation.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected or have re-occurred in the future.

ORDERED this 17TH day of March 2011

Signed: ORIGINAL SIGNED
Timothy M. Kotroco
Administrative Law Judge

NOTICE TO RESPONDENT: The Respondent is advised that pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.